

Havant Borough Council
Civic Offices
Civic Centre Road
Havant
PO9 2AX

Hampshire 2050
The Castle
Winchester, Hampshire SO23 8UD

Telephone: 0300 555 1375
Fax: 01962 847055

www.hants.gov.uk

Enquiries To Sophie Osborne

Direct Line

Date 7 October 2024

My reference 054585

Your reference APP/24/00576

Email havantdc@hants.gov.uk

Dear Mr Eaves,

Land on the east side of Helmsley House, Bartons Road, Havant

Application for Non-material amendment to Planning Permission APP/23/00665 (Erection of a 78 bed older persons care home (Use class C2) together with construction of new access road, car/cycle parking, drainage works, hard/soft landscaping and other associated infrastructure) relating to changes to external appearance and layout alterations relating to windows; doors; roofs - removal of green roof to entrance lobby and removal of gables to west elevation; raised balcony screens; bin and cycle store; and new substation enclosed by timber fencing; addition of lower ground floor external store; minor internal changes; external alterations to paths within the site and landscaped areas.

Thank you for your consultation on the above planning application. The Highway Authority wish to make the following comments. The applicant is seeking a NMA to the previous planning consent relating to alterations to the care home building itself, revisions to the refuse and cycle store and provision of a substation. The Highway Authority have reviewed the revised site layout drawing (1014-12-100-P Rev P2) and have the following comments to make.

The alterations to the refuse and cycle store to incorporate the provision of a substation to the east does not impact on the previously agreed visibility at the care home access onto the proposed stub road from Normandy Way. Additionally, the reduction in the size of the refuse and cycle store has not impacted the previously agreed cycle provision with a total of 18 cycle spaces across the site to remain. This is noted.

Through this NMA, alterations have been made to the internal layout. Specifically, alterations have been made to the car parking layout, albeit the number of parking spaces remain at 33 as previously agreed. The Highway Authority are content that the

revised parking layout does not alter the previous views and therefore there are no further comments to make on the parking provision

Notwithstanding, the requested alterations appear to have impacted the previously agreed 2.0m footway provision running to the west of the refuse and cycle store. The revised footway widths should be confirmed to ensure compliance with HCC TG10.

The applicant is reminded that refuse servicing is only to be undertaken within the care home site itself and not along the access road from Normandy Way. The refuse collection strategy was previously outlined on the site access drawing under application reference APP/23/00665 and this should be clearly identified on drawing 1014-12-100-P Rev P2 for clarity.

The previous layout approved under planning reference APP/23/00665 provided a clear waiting area/footway adjacent to the proposed service/ambulance area and drop off bay. This provided level access to the drop off and ambulance bays without the need to load and unload from the carriageway. The previous proposals also had 4 steps between the lower section and upper section of the car park. The revised layout submitted through this NMA (drawing 1014-12-100-P Rev P2) indicates an extended section of ramp leading to 13 no. steps. The increase in the number of steps increases the impact on those less mobile residents and visitors. Given the proposed development this is not considered acceptable. The additional steps also indicates suggests that a significant length of retaining wall is now required between the access path and the layby/carriageway.

The revised layout also shows a buildout on the ramp between the two sections of car park. Updated vehicle tracking is therefore required to ensure that the revisions do not impact on the operation of the car park arrangement. Vehicles tracked should be consistent with those evidenced under planning reference APP/23/00665.

The proposed structure appears to impact the carriageway and it is unclear why this is shown to encroach on the carriageway in this way.



No level access is provided to the layby, and the width of the footway to the rear appears to be substandard. A minimum 2.0m footway width should be provided to allow suitable access to the vehicles that are proposed to use the layby. The requirement for loading and unloading from the carriageway side only is contrary to the design principles previously agreed and is not acceptable.

Whilst the drawing is not detailed enough to confirm level differences, the significant

increases in steps and removal of level access to the layby provides a cause for concern. The proposed changes appear to impact the scheme design significantly and therefore are not acceptable to the Highway Authority in the interests of safe and suitable design.

On a separate note, the applicant should ensure that should any revised amendments to the layout be acceptable to the Highway Authority, this should be provided on the levels and drainage drawings being considered through the discharge of condition process for the extent planning consent. Any proposed changes are likely to impact both the proposed levels and drainage strategy for the development site.

Having regard to the above, the current proposals are not acceptable to the Highway Authority. The applicant should consider the comments raised within this response before a formal recommendation is provided on this NMA application. In the meantime should the planning authority wish to determine the planning application, the Highway Authority should be contacted for their reasons for refusal.

Yours sincerely,

Sophie Osborne
Senior Transport Planner - Highways Development Planning
Hampshire 2050